

**ZB# 06-34**

**Dalila & Bob  
Christoforidis**

**40-2-5**

ZONING BOARD OF APPEALS  
TOWN OF NEW WINDSOR  
555 UNION AVENUE  
NEW WINDSOR, N.Y. 12553

*Granted 7-24-06*

06-34  
Dalla + Bob Christoforidis (ms)  
52 Hudson Dr. (40-2-5)

(June 27, 2006 Publication) ~~7/14~~ No Show  
P.O. # 45360

(Readvertise)  
7/14/06  
P.O. 45661

Second P.H. date

NEW WINDSOR ZONING BOARD OF APPEALS

SBL: 40-2-5

In the Matter of the Application of

MEMORANDUM OF  
DECISION GRANTING

**BOBBY CHRISTOFORIDIS**

CASE #(06-34)

**WHEREAS, BOBBY CHRISTOFORIDIS**, owner(s) of 52 Hudson Drive, New Windsor, New York, 12553, has made application before the Zoning Board of Appeals for a/an Request for 12 ft. Front Yard Setback for Proposed 8 ft. X 25 ft. Front Covered Porch at 52 Hudson Drive in an R-4 Zone (40-2-5)

**WHEREAS**, a public hearing was held on July 24, 2006 before the Zoning Board of Appeals at the Town Hall, New Windsor, New York; and

**WHEREAS**, the Applicant appeared on behalf of this Application; and

**WHEREAS**, there were no spectators appearing at the public hearing; and

**WHEREAS**, no one spoke in favor of or in opposition to the Application; and

**WHEREAS**, a decision was made by the Zoning Board of Appeals on the date of the public hearing granting the application; and

**WHEREAS**, the Zoning Board of Appeals of the Town of New Windsor sets forth the following findings in this matter here memorialized in furtherance of its previously made decision in this matter:

1. The notice of public hearing was duly sent to residents and businesses as prescribed by law and published in The Official Town Newspaper, also as required by law.
2. The Evidence presented by the Applicant showed that:
  - (a) The property is a residential property located in a neighborhood of residential properties in an R-4 zone.
  - (b) In constructing the porch, the applicant will not remove any trees or substantial vegetation.

- (c) In building the porch the applicant will not build on top of nor will it interfere with any easements or rights-of-way including, but not limited to, water, sewer and electrical easements
- (d) In building the porch the applicant will not create the ponding or collection of water or divert the flow of water drainage.
- (e) With the porch, the house will be similar in size and nature to other houses in the neighborhood.

**WHEREAS,** The Zoning Board of Appeals of the Town of New Windsor makes the following conclusions of law here memorialized in furtherance of its previously made decision in this matter:

1. The requested variance(s) will not produce an undesirable change in the character of the neighborhood or create a detriment to nearby properties.
2. There is no other feasible method available to the Applicant that can produce the benefits sought.
3. The variance(s) requested is/are substantial in relation to the Town regulations but, nevertheless, are warranted.
4. The requested variance(s) will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or zoning district.
5. The difficulty the Applicant faces in conforming to the bulk regulations is/are self-created but, nevertheless, should be allowed.
6. The benefit to the Applicant, if the requested variance(s) is/are granted, outweighs the detriment to the health, safety and welfare of the neighborhood or community.
7. The requested variance(s) are/is appropriate and are/is the minimum variance(s) necessary and adequate to allow the Applicant relief from the requirements of the Zoning Local Law and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community.
8. The interests of justice will be served by allowing the granting of the requested area variance(s).

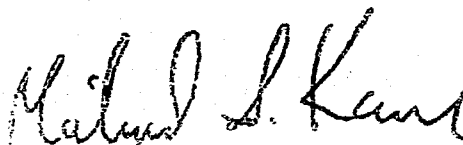
**NOW, THEREFORE, BE IT**

**RESOLVED**, that the Zoning Board of Appeals of the Town of New Windsor GRANT a request for a Request for 12 ft. Front Yard Setback for Proposed 8 ft. X 25 ft. Front Covered Porch at 52 Hudson Drive in an R-4 Zone (40-2-5) as sought by the Applicant in accordance with plans filed with the Building Inspector and presented at the public hearing.

**BE IT FURTHER**

**RESOLVED**, that the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and/or Building Inspector and Applicant.

Dated: July 24, 2006

A handwritten signature in cursive script, appearing to read "Michael S. Kane", is written above a horizontal line.

Chairman

**OFFICE OF THE BUILDING INSPECTOR  
TOWN OF NEW WINDSOR  
ORANGE COUNTY, NEW YORK**

**NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION**

**DATE:** April 11, 2006

**APPLICANT:** Bobby Christoforidis  
6 Oxford Rd.  
New Windsor, New York 12553

**PLEASE TAKE NOTICE THAT YOUR APPLICATION DATE:** April 6, 2006

**FOR :** Bobby & Dalila Christoforidis

**LOCATED AT:** 52 Hudson Drive

**ZONE:** R-4      **Sec/Blk/Lot:** 40-2-5

**IS DISAPPROVED ON THE FOLLOWING SITE:** SINGLE FAMILY DWELLING W/ PROPOSED  
8'x25' FRONT COVERED PORCH.

**IS DISAPPROVED ON THE FOLLOWING GROUNDS:**

1. 300-10 USE BULK TABLE R-4 ZONE REQUIRED FRONT YARD SET-BACK OF 45'.  
PROPOSED WILL BE 33'. A VARIANCE OF 12' IS REQUIRED.

**COPY**

*Louis J. Kephart*  
BUILDING INSPECTOR

PERMITTED	PROPOSED OR AVAILABLE:	VARIANCE REQUEST:
ZONE: R-4    USE:		
MIN LOT AREA:		
MIN LOT WIDTH:		
REQ'D FRONT YD:    45'	33'	12'
REQ'D SIDE YD:		
REQ'D TOTAL SIDE TD:		
REQ'D REAR YD:		
REQ'D FRONTAGE:		
MAX BLDG HT:		
FLOOR AREA RATIO:		
MIN LIVABLE AREA:		
DEV COVERAGE:		

cc: Z.B.A., APPLICANT, FILE, W/ ATTACHED MAP



PLEASE ALLOW FIVE TO TEN DAYS TO PROCESS  
IMPORTANT  
YOU MUST CALL FOR ALL REQUIRED INSPECTIONS OF CONSTRUCTION

"Lou"

Other inspections will be made in most cases but those listed below must be made or Certificate of Occupancy may be withheld. Do not mistake an unscheduled inspection for one of those listed below. Unless an inspection report is left on the job indicating approval of one of these inspections it has not been approved and it is improper to continue beyond that point in the work. Any disapproved work must be reinspected after correction.

1. When excavating is complete and footing forms are in place (before pouring.)
2. Foundation inspection. Check here for waterproofing and footing drains.
3. Inspect gravel base under concrete floors and underslab plumbing.
4. When framing, rough plumbing, rough electric and before being covered.
5. Insulation.
6. Final inspection for Certificate of Occupancy. Have on hand electrical inspection data and final certified plot plan. Building is to be completed at this time. Well water test required and engineer's certification letter for septic system required.
7. Driveway inspection must meet approval of Town Highway Superintendent. A driveway bond may be required.
8. \$50.00 charge for any site that calls for the inspection twice.
9. Call 24 hours in advance, with permit number, to schedule inspection.
10. There will be no inspections unless yellow permit card is posted.
11. Sewer permits must be obtained along with building permits for new houses.
12. Septic permit must be submitted with engineer's drawing and percolation test.
13. Road opening permits must be obtained from Town Clerk's office.
14. All building permits will need a Certificate of Occupancy or a Certificate of Compliance and there is no fee for this.

APR 06 2006

BUILDING DEPARTMENT

FOR OFFICE USE ONLY:  
Building Permit #: PA2006-325

**AFFIDAVIT OF OWNERSHIP AND/OR CONTRACTOR'S COMP & LIABILITY INSURANCE CERTIFICATE IS REQUIRED BEFORE THE BUILDING PERMIT APPLICATION WILL BE ACCEPTED AND/OR ISSUED**

PLEASE PRINT CLEARLY - FILL OUT ALL INFORMATION WHICH APPLIES TO YOU

Owner of Premises

Bobby Christofonidis

Address

6 Oxford Rd New Windsor NY

Phone # 845-562-7914

Mailing Address

same

Fax #

Name of Architect

Cuomo Engineering

Address

Stewart Int'l Airport

Phone 845-567-1177

Name of Contractor

Address \_\_\_\_\_ Phone \_\_\_\_\_

State whether applicant is owner, lessee, agent, architect, engineer or builder owner

If applicant is a corporation, signature of duly authorized officer. \_\_\_\_\_  
(Name and title of corporate officer)

1. On what street is property located? On the 52 Hudson Dr side of 52. Hudson per Lou  
and 2000 ft (N, S, E or W) feet from the intersection of Eric Ave

2. Zone or use district in which premises are situated \_\_\_\_\_ is property a flood zone? Y \_\_\_\_\_ N \_\_\_\_\_

3. Tax Map Description: Section 6 Block 6 Lot 7

4. State existing use and occupancy of premises and intended use and occupancy of proposed construction.

a. Existing use and occupancy \_\_\_\_\_ b. Intended use and occupancy \_\_\_\_\_

5. Nature of work (check if applicable) ☐ New Bldg. ☒ Addition ☐ Alteration ☐ Repair ☐ Removal ☐ Demolition ☐ Other

6. Is this a corner lot? no Front porch w/ gable roof

7. Dimensions of entire new construction. Front \_\_\_\_\_ Rear \_\_\_\_\_ Depth \_\_\_\_\_ Height \_\_\_\_\_ No. of stories \_\_\_\_\_

8. If dwelling, number of dwelling units: \_\_\_\_\_ Number of dwelling units on each floor \_\_\_\_\_

Number of bedrooms \_\_\_\_\_ Baths \_\_\_\_\_ Toilets \_\_\_\_\_ Heating Plant: Gas \_\_\_\_\_ Oil \_\_\_\_\_  
Electric/Hot Air \_\_\_\_\_ Hot Water \_\_\_\_\_ If Garage, number of cars \_\_\_\_\_

9. If business, commercial or mixed occupancy, specify nature and extent of each type of use \_\_\_\_\_

10. Estimated cost \_\_\_\_\_ Fee \$50.00

**ZONING BOARD**

Lou  
ph # 155 6/27/02  
211-20

CH # 153

\_\_\_\_/\_\_\_\_/\_\_\_\_  
date

**APPLICATION FOR BUILDING PERMIT**  
**TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK**  
Pursuant to New York State Building Code and Town Ordinances

Building Inspector: Michael L. Babcock  
Asst. Inspectors: Frank Liel & Louis Krychear  
New Windsor Town Hall  
555 Union Avenue  
New Windsor, New York 12553  
(845) 563-4618  
(845) 563-4695 FAX

Bldg Insp Examined \_\_\_\_\_  
Fire Insp Examined \_\_\_\_\_  
Approved \_\_\_\_\_  
Disapproved \_\_\_\_\_  
Permit No. \_\_\_\_\_


**INSTRUCTIONS**

- A. This application must be completely filled in by typewriter or in ink and submitted to the Building Inspector.
- B. Plot plan showing location of lot and buildings on premises, relationship to adjoining premises or public streets or areas, and giving a detailed description of layout of property must be drawn on the diagram, which is part of this application.
- C. This application must be accompanied by two complete sets of plans showing proposed construction and two complete sets of specifications. Plans and specifications shall describe the nature of the work to be performed, the materials and equipment to be used and installed and details of structural, mechanical and plumbing installations.
- D. The work covered by this application may not be commenced before the issuance of a Building Permit.
- E. Upon approval of this application, the Building Inspector will issue a Building Permit to the applicant together with approved set of plans and specifications. Such permit and approved plans and specifications shall be kept on the premises, available for inspection throughout the progress of the work.
- F. No building shall be occupied or used in whole or in part for any purpose whatever until a Certificate of Occupancy shall have been granted by the Building Inspector.

APPLICATION IS HEREBY MADE to the Building Inspector for the issuance of a Building Permit pursuant to the New York Building Construction Code Ordinances of the Town of New Windsor for the construction of buildings, additions, or alterations, or for removal or demolition or use of property as herein described. The applicant agrees to comply with all applicable laws, ordinances, regulations and certifies that he is the owner or agent of all that certain lot, place or parcel of land and/or building described in this application and if not the owner, that he has been duly and properly authorized to make this application and to assume responsibility for the owner in connection with this application.

  
(Signature of Applicant)

6 Oxford Rd NW, NY  
(Address of Applicant)

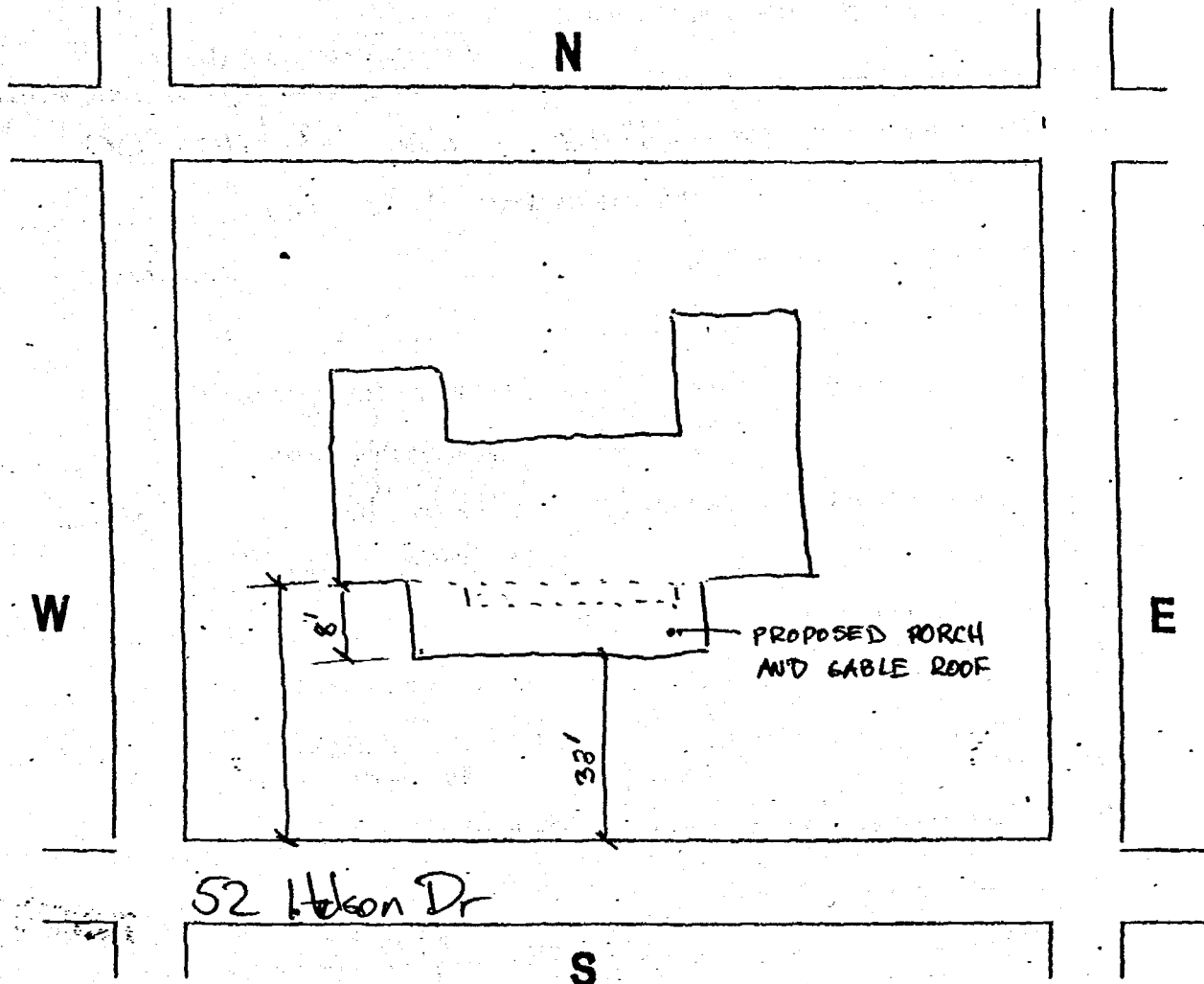
  
(Owner's Signature)

  
(Owner's Address)

**PLOT PLAN**

**NOTE:**

Locate all buildings and indicate all set back dimensions. Applicant must indicate the building line or lines clearly and distinctly on the drawings.



52 Wilson Dr

PLEASE ALLOW FIVE TO TEN DAYS TO PROCESS  
IMPORTANT  
YOU MUST CALL FOR ALL REQUIRED INSPECTIONS OF CONSTRUCTION

Loc

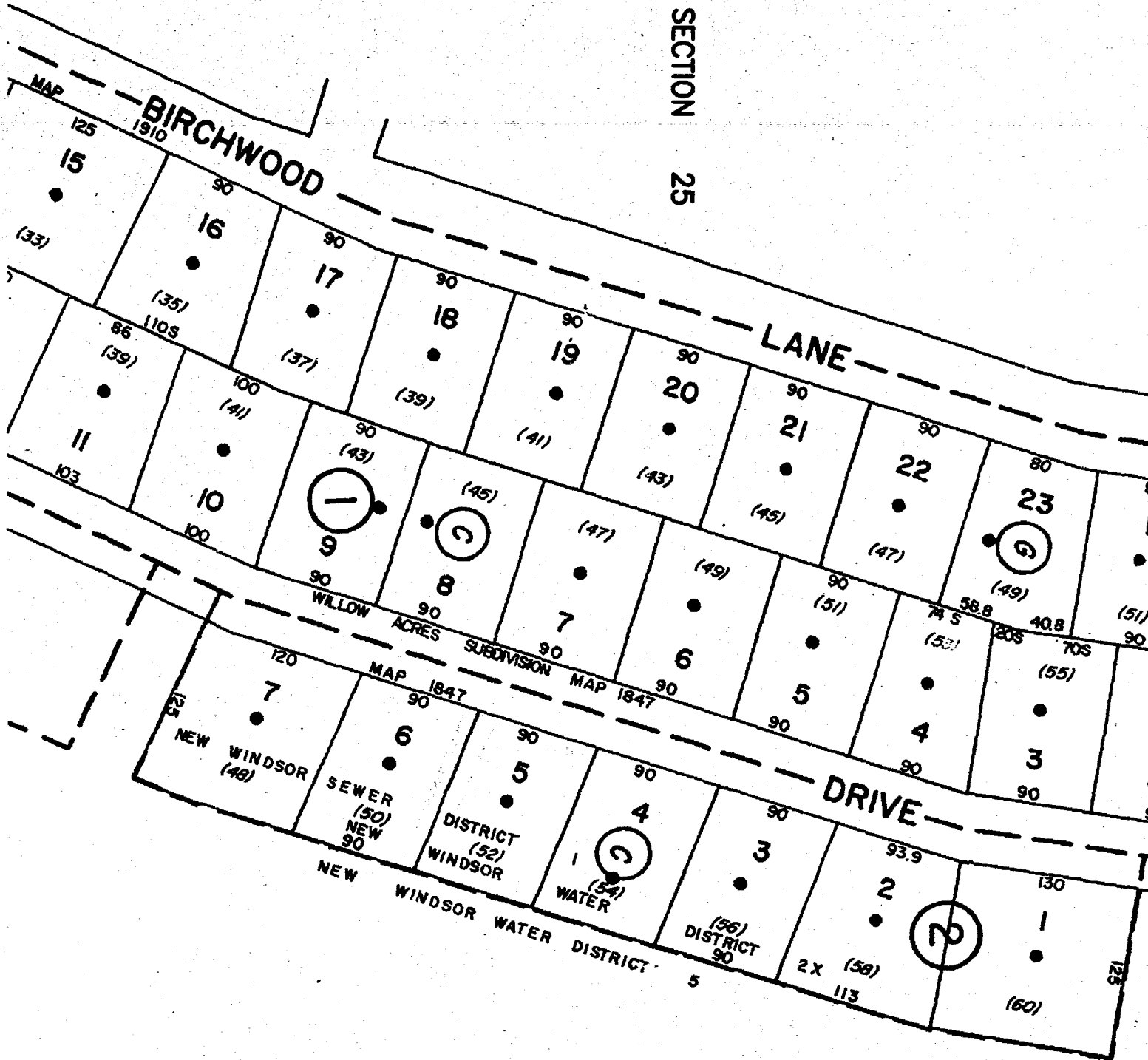
SECTION 25

BIRCHWOOD

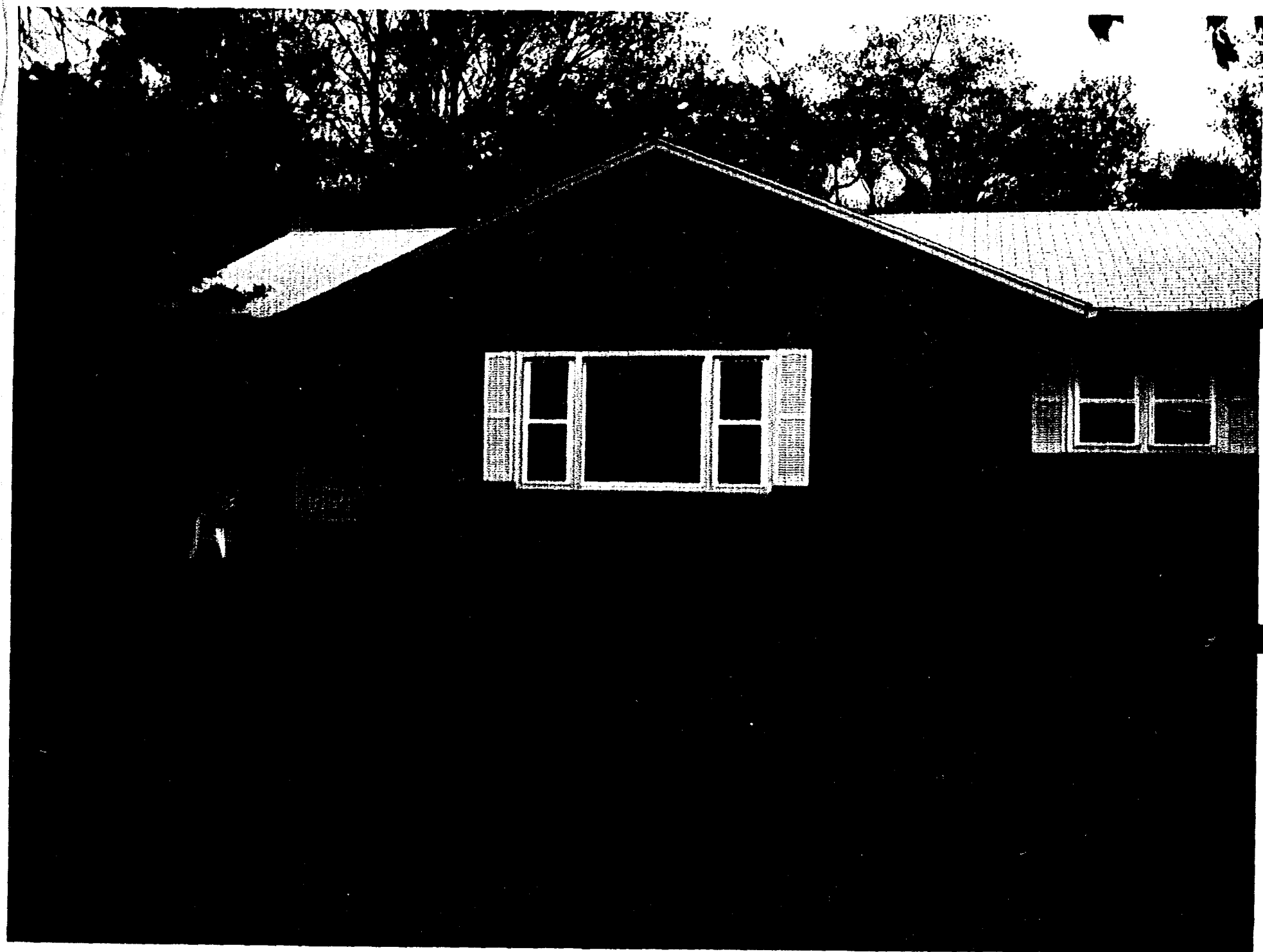
LANE

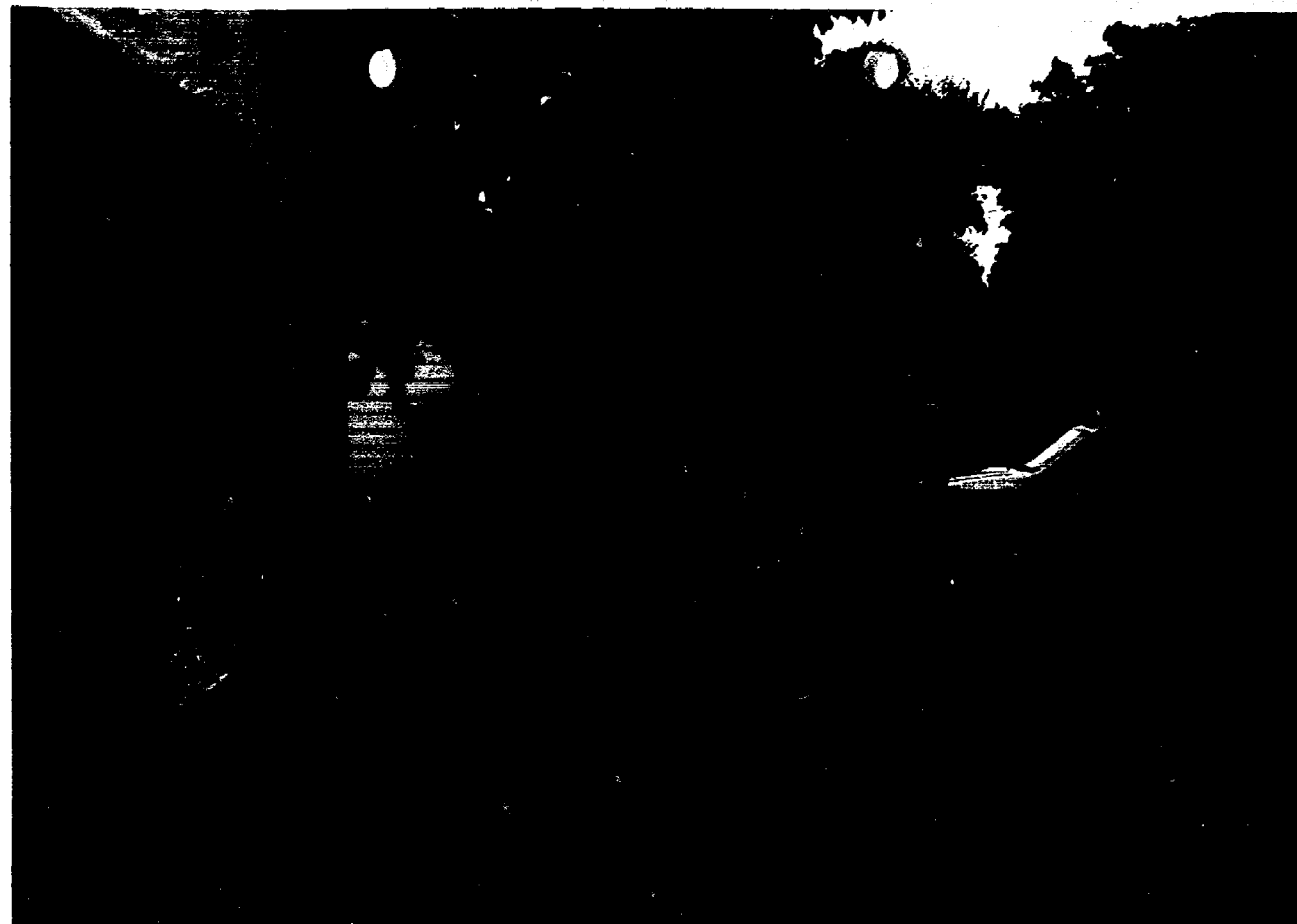
DRIVE

SECTION 2











**TOWN OF NEW WINDSOR  
ZONING BOARD OF APPEALS  
OFFICE  
845-563-4615**

**MEMORANDUM**

**TO: LARRY REIS, COMPTROLLER**  
**FROM: MYRA MASON, SECRETARY TO THE ZONING BOARD**  
**DATE: OCTOBER 24, 2006**  
**SUBJECT: ESCROW REFUND**

**PLEASE ISSUE A CHECK IN THE AMOUNT OF \$ 170.00 TO CLOSE OUT  
ESCROW FOR:**

**ZBA FILE #06-34**

**NAME & ADDRESS:**

**Dalila Christoforidis  
6 Oxford Road  
New Windsor, NY 12553**

**THANK YOU,**

**MYRA**

**L.R.10-24-06**



**TOWN OF NEW WINDSOR  
ZONING BOARD OF APPEALS  
RECORD OF CHARGES & PAYMENTS**



FILE #06-34      TYPE: AREA      TELEPHONE: 401-6112

**APPLICANT:**

Dalila Christoforidis  
6 Oxford Road  
New Windsor, NY 12553

RESIDENTIAL:	\$ 50.00	CHECK # <u>163</u>
COMMERCIAL	\$ 150.00	CHECK # _____
INTERPRETATION	\$ 150.00	CHECK # _____

ESCROW:      RESIDENTIAL \$300.00      CHECK # 587



<u>DISBURSEMENTS:</u>	<u>MINUTES</u>	<u>ATTORNEY</u>
	<u>\$7.00 / PAGE</u>	<u>FEE</u>

PRELIMINARY:	<u>3</u>	PAGES	\$ <u>21.00</u>	\$ <u>35.00</u>
2 <sup>ND</sup> PRELIMINARY:	—	PAGES	\$ _____	\$ _____
PUBLIC HEARING:	<u>2</u>	PAGES	\$ <u>14.00</u>	\$ <u>35.00</u>
PUBLIC HEARING:	—	PAGES	\$ _____	\$ _____

LEGAL AD: Publish Date: 06-27	\$ 13.49
07-14	\$ <u>11.51</u>

TOTAL:	\$ <u>60.00</u>	\$ <u>70.00</u>
--------	-----------------	-----------------



ESCROW POSTED:	\$ 300.00
LESS: DISBURSEMENTS:	\$ <u>130.00</u>

AMOUNT DUE: \$ \_\_\_\_\_

REFUND DUE: \$ 170.00

Cc:

L.R. 10-24-06

**THE SENTINEL**P.O. BOX 406  
VAILS GATE, NY 12584**Invoice**

Date	Invoice #
7/6/2006	7938

Bill To
TOWN OF NEW WINDSOR 555 UNION AVE NEW WINDSOR, NY 12553

P.O. No.	Terms	Project
45360	Due on receipt	

Issue Date	Description	PCS/Units	Amount
6/27/2006	LEGAL ADS: PUBLIC HEARING NOTICE CHRISTOFORIDIS 1 AFFIDAVIT	9.49 4.00	9.49 4.00
<b>RECEIVED</b> <b>JUL 18 2006</b> TOWN OF NEW WINDSOR COMPTROLLER'S OFFICE			
<b>Total</b>			\$13.49

VISA, MASTERCARD, AMERICAN EXPRESS PAYMENTS ACCEPTED, CALL (845)  
562-1218

**PUBLIC HEARING NOTICE**  
**ZONING BOARD OF APPEALS**  
**TOWN OF NEW WINDSOR**  
PLEASE TAKE NOTICE that the  
Zoning Board of Appeals of the  
TOWN OF NEW WINDSOR,  
New York, will hold a Public Hear-  
ing on the following Proposition:  
Appeal No. 06-34  
Request of BOBBY  
CHRISTOFORIDES  
for a VARIANCE of the Zoning  
Local Law to Permit:  
Request for 12 ft. Front Yard Set-  
back for Proposed 8 ft. X 25 ft.  
Front Covered Porch at 52 Han-  
son Drive in an R-4 Zone (40-2-5)  
PUBLIC HEARING will take  
place on JULY 10, 2006 at the  
New Windsor Town Hall, 555 Un-  
ion Avenue, New Windsor, New  
York beginning at 7:00 PM.  
Michael Kane, Chairman

State of New York  
County of Orange, ss:  
Patricia Quill being duly  
sworn disposes and says that she is The  
Supervisor of Legal Dept. of the E.W. Smith  
Publishing Company, Inc. Publisher of The  
Sentinel, a weekly newspaper published and  
of general circulation in the Town of New  
Windsor, Town of Newburgh and City of  
Newburgh and that the notice of which the  
annexed is a true copy was published 1X  
in said newspaper, commencing on  
the 27 day of June A.D., 2006  
and ending on the 27 day of June  
A.D. 2006

*Patricia Quill*

Subscribed and shown to before me  
this 10<sup>th</sup> day of July, 2006 \_\_\_\_\_

*Deborah Green*

Notary Public of the State of New York  
County of Orange.

DEBORAH GREEN  
Notary Public, State of New York  
Qualified in Orange County  
# 4984065  
Commission Expires July 15, 2007

My commission expires \_\_\_\_\_



# THE SENTINEL

P.O. BOX 406  
VAILS GATE, NY 12584

## Invoice

Date	Invoice #
7/17/2006	7998

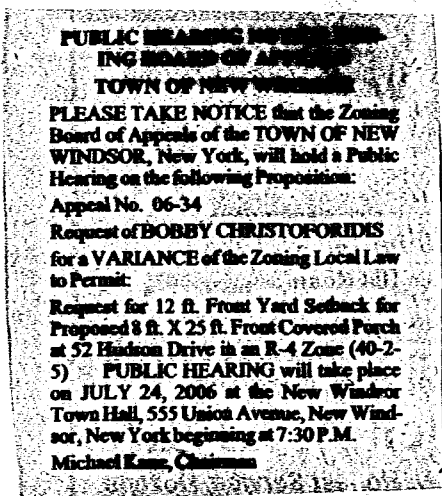
Bill To
TOWN OF NEW WINDSOR 555 UNION AVE NEW WINDSOR, NY 12553

RECEIVED  
JUL 27 2006  
TOWN OF NEW WINDSOR  
COMPTROLLER'S OFFICE

P.O. No.	Terms	Project
45661	Due on receipt	

Issue Date	Description	PCS/Units	Amount
7/14/2006	LEGAL ADS: APPEAL NO. 06-34 1 AFFIDAVIT	7.51 4.00	7.51 4.00
Total			\$11.51

VISA, MASTERCARD, AMERICAN EXPRESS PAYMENTS ACCEPTED, CALL (845)  
562-1218



State of New York  
County of Orange, ss:  
Patricia Quill being duly  
sworn disposes and says that she is The  
Supervisor of Legal Dept. of the E.W. Smith  
Publishing Company; Inc. Publisher of The  
Sentinel, a weekly newspaper published and  
of general circulation in the Town of New  
Windsor, Town of Newburgh and City of  
Newburgh and that the notice of which the  
annexed is a true copy was published 1X  
in said newspaper, commencing on  
the 14 day of July A.D., 2006  
and ending on the 14 day of July  
A.D. 2006

*Patricia Quill*

Subscribed and shown to before me  
this 21 day of July, 2006

*George J. Canfield*

Notary Public of the State of New York  
County of Orange.

CHERYL L. CANFIELD  
Notary Public, State of New York  
Qualified in Orange County  
#01CA6073319  
Commission Expires April 22, 2010

My commission expires \_\_\_\_\_



RESULTS OF Z.B.A. MEETING OF: July 24, 2006

PROJECT: Bobby Christoforidis ZBA # 06-34  
P.B.#           

P.B.# \_\_\_\_\_

**USE VARIANCE:      NEED: EAF      PROXY**

LEAD AGENCY: M) S) VOTE: A N

GANN \_\_\_\_\_  
LUNDSTROM \_\_\_\_\_  
LOCEY \_\_\_\_\_  
TORPEY \_\_\_\_\_  
KANE \_\_\_\_\_

CARRIED: Y N

**PUBLIC HEARING: M)\_\_\_\_\_ S)\_\_\_\_\_ VOTE: A \_\_\_\_\_ N \_\_\_\_\_**

GANN \_\_\_\_\_  
LUNDSTROM \_\_\_\_\_  
LOCEY \_\_\_\_\_  
TORPEY \_\_\_\_\_  
KANE \_\_\_\_\_

CARRIED: Y N

NEGATIVE DEC: M) S) VOTE: A N

GANN \_\_\_\_\_  
LUNDSTROM \_\_\_\_\_  
LOCEY \_\_\_\_\_  
TORPEY \_\_\_\_\_  
KANE \_\_\_\_\_ CARRIED: Y N

APPROVED: M)        S)        VOTE: A        N       

GANN \_\_\_\_\_  
LUNDSTROM \_\_\_\_\_  
LOCEY \_\_\_\_\_  
TORPEY \_\_\_\_\_  
KANE \_\_\_\_\_

CARRIED: Y N

**ALL VARIANCES - PRELIMINARY APPEARANCE:**

**SCHEDULE PUBLIC HEARING:** M)\_\_\_ S)\_\_\_ VOTE: A\_\_\_ N\_\_\_

GANN \_\_\_\_\_  
LUNDSTROM \_\_\_\_\_  
LOCEY \_\_\_\_\_  
TORPEY \_\_\_\_\_  
KANE \_\_\_\_\_

CARRIED: Y \_\_\_\_\_ N \_\_\_\_\_

PUBLIC HEARING: STATEMENT OF MAILING READ INTO MINUTES ✓  
VARIANCE APPROVED: M/Lu S/Lo VOTE: A 4 N 0 .

<del>GANN</del>	
LUNDSTROM	A
LOCEY	A
TORPEY	A
KANE	A

**CARRIED:** Y ☒ N ☐

[illegible]

JULY 24, 2006

PUBLIC HEARING - BOBBY CHRISTOFORIDIS

MR. KANE: Next public hearing is Bobby Christoforidis request for a 12-foot front yard setback for proposed 8-foot by 25 front covered porch on 22 Hudson Drive. Tell us what you want to do, Bobby?

MR. CHRISTOFORIDIS: Just that. I'm going to add the covered porch. You should have a copy of the engineer's drawings. That's it.

MR. KANE: The porch itself is going to take the place of the two cement steps coming out the front?

MR. CHRISTOFORIDIS: Yes, right above that.

MR. KANE: Cutting down any trees or substantial vegetation in the building of the deck?

MR. CHRISTOFORIDIS: No.

MR. KANE: Creating any water hazards or runoffs?

MR. CHRISTOFORIDIS: No.

MR. KANE: Will the deck itself extend out closer to the street than other homes on that side of your block?

MR. CHRISTOFORIDIS: No. I submitted a photograph the last time showing my neighbor, the same thing.

MR. KANE: Okay. I'll ask if there's anybody in the audience for this particular hearing? Nobody is here we'll open and close the public portion of the meeting and ask Myra how many mailings we had?

MS. MASON: On June 26th we mailed out 41 envelopes and had no response.

MR. KANE: Does the Board have any further questions? Any easements running through that?



JULY 24, 2006

12

MR. CHRISTOFORIDIS: No.

MR. KANE: I have no further questions.

MR. LUNDSTROM: Mr. Christoforidis, I'll offer a motion that we grant the variance of Bobby Christoforidis' request for 12-foot front yard setback for a proposed 8 by 25-foot front covered porch at 52 Hudson Drive in an R-4 Zone.

MS. LOCEY: I'll second that motion.

MR. KANE: Roll call.

ROLL CALL

MS. LOCEY: Aye.

MR. TORPEY: Aye.

MR. LUNDSTROM: Aye.

MR. KANE: Aye.

**AFFIDAVIT OF MAILING**

**ZONING BOARD OF APPEALS: TOWN OF NEW WINDSOR  
COUNTY OF ORANGE: STATE OF NEW YORK**

In the Matter of the Application for Variance of

BOBBY CHRISTOFORIDIS

**AFFIDAVIT OF  
SERVICE  
BY MAIL**

#06-34

X

STATE OF NEW YORK )

) SS:

COUNTY OF ORANGE )

MYRA L. MASON, being duly sworn, deposes and says:

That I am not a party to the action, am over 18 years of age and reside at 67 Bethlehem Road, New Windsor, NY 12553.

That on the 26TH day of JUNE, 2006, I compared the 41 addressed envelopes containing the Public Hearing Notice pertinent to this case with the certified list provided by the Assessor's Office regarding the above application for a variance and I find that the addresses are identical to the list received. I then placed the envelopes in a U.S. Depository within the Town of New Windsor.

Sworn to before me this

Myra L. Mason  
Myra L. Mason, Secretary

26<sup>th</sup> day of June, 2006

J. J. Mead  
Notary Public

JENNIFER MEAD  
Notary Public, State Of New York  
No. 01ME6050024  
Qualified In Orange County  
Commission Expires 10/30/2006

**PUBLIC HEARING NOTICE**  
**ZONING BOARD OF APPEALS**  
**TOWN OF NEW WINDSOR**

**PLEASE TAKE NOTICE** that the Zoning Board of Appeals of the TOWN OF NEW WINDSOR, New York, will hold a Public Hearing on the following Proposition:

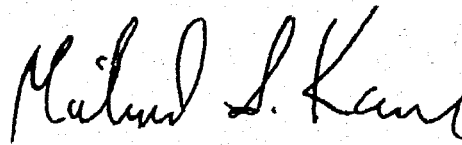
**Appeal No. 06-34**

**Request of BOBBY CHRISTOFORIDIS**

**for a VARIANCE of the Zoning Local Law to Permit:**

**Request for 12 ft. Front Yard Setback for Proposed 8 ft. X 25 ft. Front Covered Porch at 52 Hudson Drive in an R-4 Zone (40-2-5)**

**PUBLIC HEARING will take place on JULY 10, 2006 at the New Windsor Town Hall, 555 Union Avenue, New Windsor, New York beginning at 7:30 P.M.**

A handwritten signature in cursive script, reading "Michael S. Kane".

---

**Michael Kane, Chairman**

**Town of New Windsor**

Town Hall

555 Union Ave.

New Windsor, NY 12553

TEL: (845) 563-4623 / FAX: (845) 563-4693

**PURCHASE ORDER**

45360

SENTIN

DATE	6/22/2006
PAGE NO.	1
CHECK NO.	
TAX EXEMPT NO. 14-6002338	

**SIGN & RETURN TO ADDRESS ABOVE**

VENDOR	SHIP TO
THE SENTINEL PO BOX 406  VAILS GATE, NY 12584	Planning Department Town of New Windsor 555 Union Avenue New Windsor, NY 12553 Attn: Myra Mason

**SPECIAL INSTRUCTIONS****MM**

ITEM NO.	ITEM DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
1	PUB HEAR NOTICE: 6/27 'CHRISTOFORIDIS' 10-1070-108020-4-4131	1		

**NO ORDER VALID UNLESS SIGNED BELOW****TOTAL** →**VENDOR CERTIFICATION AND DECLARATION**

I do solemnly declare and certify under the penalties of the law that the within bill is correct in all its particulars; that the articles have been furnished or services rendered as stated therein; that no bonus has been given or received by any person or persons within the knowledge of this claimant in connection with the above claim; that the amount therein stated is justly due and owing; and that the amount charged is a reasonable one.

X

VENDOR SIGN HERE

DEPARTMENT DIRECTOR

BUSINESS ADMINISTRATOR

**DEPARTMENTAL CERTIFICATION**

I, having knowledge of the facts, certify that the materials and supplies have been received or the services rendered; said certification being based on signed delivery slips or other reasonable procedures.

SIGNATURE

DATE

NAME (PRINT OR TYPE)

OFFICIAL POSITION

COMPTROLLER

VENDOR SOCIAL SECURITY NO. OR TAX I.D. NO.

**VENDOR - SIGN AT X AND RETURN WITH INVOICE**

June 12, 2006

3

PRELIMINARY MEETINGS:

BOBBY\_CHRISTOFORDIDIS\_(06-34)

MR. KANE: Request for 12 ft front yard setback for proposed 8 ft. x 25 ft. front covered porch at 6 Oxford Road.

Mr. Bobby Christoforidis appeared before the board for this proposal.

MR. KANE: What we do in New Windsor is there's two meetings, we hold a preliminary meeting so we can get an idea of what you want to do make, sure that you have everything that you need for us to make a decision. What goes on here today is going to be very similar to what goes on in the public hearing except your neighbors will be notified and if they want to be here, they'll be here. So tell us what you want to do, sir.

MR. CHRISTOFORIDIS: Simply I'm going to add a covered porch at 52 Hudson, 6 Oxford is where I live, 52 Hudson is the house where I'm doing this on.

MS. MASON: I'll correct that.

MR. KANE: So everybody has that, it's 52 Hudson where it's actually taking place.

MR. CHRISTOFORIDIS: They have it correct on this.

MR. KANE: Just want to make sure it gets correct for in the paper.

MR. CHRISTOFORIDIS: I have submitted drawings, architectural drawings.

MR. KANE: On this picture here just it's going to run from your door here going to take place?

June 12, 2006

4

MR. CHRISTOFORIDIS: Basically from here to here.

MR. KANE: And you're only coming out 9 feet extending to the front from, the front of the house?

MR. CHRISTOFORIDIS: Right, from the jog, from this jog and because that's set back two feet, 10 from the door or 8 from the--

MR. KANE: With the addition of the porch on the front of the house, I mean, it's obvious here, but I've got to ask the questions, cutting down any trees or substantial vegetation?

MR. CHRISTOFORIDIS: No.

MR. KANE: Creating water hazards or runoff?

MR. CHRISTOFORIDIS: No.

MR. KANE: Any easements running through where you want to put the porch?

MR. CHRISTOFORIDIS: No.

MR. KANE: Is that going to extend closer to the street than the rest of the houses on the block?

MR. CHRISTOFORIDIS: No and here's another picture.

MR. KANE: Would you mind if we add that to the record?

MR. CHRISTOFORIDIS: Sure, that's my neighbor.

MR. KANE: And the porch is also going to be there for ease of entrance egress from the house?

MR. CHRISTOFORIDIS: Yes.

MR. KANE: Any other questions? I'll accept a motion.

June 12, 2006

5

MS. LOCEY: I'll offer a motion to schedule a public hearing for the application of Bobby Christoforidis and a variance, his requested variance for a 12 foot front yard setback for proposed 8 x 25 foot front covered porch at 52 Hudson Drive.

MR. LUNDSTROM: I'll second that.

MR. KANE: Roll call.

ROLL CALL

MR. LUNDSTROM	AYE
MR. LOCEY	AYE
MR. TORPEY	AYE
MR. KANE	AYE



RESULTS OF Z.B.A. MEETING OF: June 12, 2006

PROJECT: Bobby Christoforidis ZBA # 06-34  
P.B.# \_\_\_\_\_



USE VARIANCE: NEED: EAF \_\_\_\_\_ PROXY \_\_\_\_\_

LEAD AGENCY: M) \_\_\_\_\_ S) \_\_\_\_\_ VOTE: A \_\_\_\_\_ N \_\_\_\_\_

GANN \_\_\_\_\_  
LUNDSTROM \_\_\_\_\_  
LOCEY \_\_\_\_\_  
TORPEY \_\_\_\_\_  
KANE \_\_\_\_\_ CARRIED: Y \_\_\_\_\_ N \_\_\_\_\_

PUBLIC HEARING: M) \_\_\_\_\_ S) \_\_\_\_\_ VOTE: A \_\_\_\_\_ N \_\_\_\_\_

GANN \_\_\_\_\_  
LUNDSTROM \_\_\_\_\_  
LOCEY \_\_\_\_\_  
TORPEY \_\_\_\_\_  
KANE \_\_\_\_\_ CARRIED: Y \_\_\_\_\_ N \_\_\_\_\_

NEGATIVE DEC: M) \_\_\_\_\_ S) \_\_\_\_\_ VOTE: A \_\_\_\_\_ N \_\_\_\_\_

GANN \_\_\_\_\_  
LUNDSTROM \_\_\_\_\_  
LOCEY \_\_\_\_\_  
TORPEY \_\_\_\_\_  
KANE \_\_\_\_\_ CARRIED: Y \_\_\_\_\_ N \_\_\_\_\_

APPROVED: M) \_\_\_\_\_ S) \_\_\_\_\_ VOTE: A \_\_\_\_\_ N \_\_\_\_\_

GANN \_\_\_\_\_  
LUNDSTROM \_\_\_\_\_  
LOCEY \_\_\_\_\_  
TORPEY \_\_\_\_\_  
KANE \_\_\_\_\_ CARRIED: Y \_\_\_\_\_ N \_\_\_\_\_

**ALL VARIANCES - PRELIMINARY APPEARANCE:**

SCHEDULE PUBLIC HEARING: M) Lo S) Lu VOTE: A 4 N 0

GANN \_\_\_\_\_  
LUNDSTROM A  
LOCEY A  
TORPEY A  
KANE A

CARRIED: Y ✓ N \_\_\_\_\_

PUBLIC HEARING: STATEMENT OF MAILING READ INTO MINUTES \_\_\_\_\_

VARIANCE APPROVED: M) \_\_\_\_\_ S) \_\_\_\_\_ VOTE: A \_\_\_\_\_ N \_\_\_\_\_.

GANN \_\_\_\_\_  
LUNDSTROM \_\_\_\_\_  
LOCEY \_\_\_\_\_  
TORPEY \_\_\_\_\_  
KANE \_\_\_\_\_

CARRIED: Y \_\_\_\_\_ N \_\_\_\_\_.

Correct Agenda for 52 Hudson Dr.



**TOWN OF NEW WINDSOR**  
**ZONING BOARD OF APPEALS**  
**RECEIPT OF ESCROW RECEIVED:**

DATE RECEIVED: 06-01-06

FOR: 06-34 ESCROW

FROM:

**Dalila Christoforidis**  
**6 Oxford Road**  
**New Windsor, NY 12553**

CHECK FROM:


same

CHECK NUMBER: 587

TELEPHONE: 401-6112

AMOUNT: 300.00

RECEIVED AT COMPTROLLER'S OFFICE BY:

  
\_\_\_\_\_  
NAME

6/2/06  
\_\_\_\_\_  
DATE

PLEASE RETURN ONE SIGNED COPY TO MYRA FOR FILING

THANK YOU



1763

# Town of New Windsor

555 Union Avenue  
New Windsor, New York 12553  
Telephone: (845) 563-4631  
Fax: (845) 563-3101

## Assessors Office

June 7, 2006

Dalila Christoforidis  
6 Oxford Rd.  
New Windsor, NY 12553

Re: 40-2-5

ZBA#:06-34 (41)

Dear Ms. Christoforidis:

According to our records, the attached list of property owners are within five hundred (500) feet of the above referenced property.

The charge for this service is \$65.00 minus your deposit of \$25.00.

Please remit the balance of \$40.00 to the Town Clerk's Office.

Sincerely,

J. Todd Wiley, IAO  
Sole Assessor

JTW/rah  
Attachments

CC: Myra Mason, Zoning Board

25-1-1.1&1.2,40-2-8,4-1-14  
Upstate Properties USA, LLC  
199 Lee Ave. Ste. 277  
Brooklyn, NY 11211

25-2-14  
Peter & Adrianna Rappa  
53 Birchwood Dr.  
New Windsor, NY 12553

25-1-16  
John Beltempo & Roxanne Lopez  
46 Birchwood dr.  
New Windsor, NY 12553

25-1-19  
Dana & Liliann Putnam  
38 Birchwood Dr.  
New Windsor, NY 12553

40-1-2  
Eric D. & Trina A. Miller  
57 Hudson Dr.  
New Windsor, NY 12553

40-1-5  
Wilson & Joanne Smith  
51 Hudson Dr.  
New Windsor, NY 12553

40-1-8  
Jeffrey Barrett  
45 Hudson Dr.  
New Windsor, NY 12553

40-1-11  
Susan Arnold  
39 Hudson dr.  
New Windsor, NY 12553

40-1-16  
Carl & Joan Ponesse  
35 Birchwood Dr.  
New Windsor, NY 12553

40-1-19  
Thomas & Ashley Shoemaker  
41 Birchwood Dr.  
New Windsor, NY 12553

25-3-11  
James S. and Nadine N. Collins  
62 Hudson Dr.  
New Windsor, NY 12553

25-1-14  
Edward & Patricia Callahan  
50 Birchwood Drive  
New Windsor, NY 12553

25-1-17  
Charlene Romaine & John Bittman  
44 Birchwood Dr.  
New Windsor, NY 12553

25-1-20  
Orville & Margery Orts  
36 Birchwood Dr.  
New Windsor, NY 12553

40-1-3  
Clarence & Ruth Starsiak  
55 Hudson Dr.  
New Windsor, NY 12553

40-1-6  
Sally Scheiner  
9130 Taverna Way  
Boyton Beach, FL 33437

40-1-9  
Eletra Orzechowski  
43 Hudson Dr.  
New Windsor, NY 12553

40-1-12  
Michael Carey & Joan Miller  
37 Hudson Dr.  
New Windsor, NY 12553

40-1-17  
Nicholas Carfizzi  
37 Birchwood Dr.  
New Windsor, NY 12553

40-1-20  
Cortney Balu  
43 Birchwood Dr.  
New Windsor, NY 12553

25-2-13  
Thomasina A. Blair  
59 Hudson Dr.  
New Windsor, NY 12553

25-1-15  
Aidan F. McGoldrick  
Johanna O'Hare  
48 Birchwood Dr.  
New Windsor, NY 12553

25-1-18  
Edward & Catherine Brodow  
40 Birchwood Dr.  
New Windsor, NY 12553

40-1-1  
Robert T. McKnight, Jr.  
51 Birchwood Dr.  
New Windsor, NY 12553

40-1-4  
John & Alberta Ponessa  
53 Hudson Dr.  
New Windsor, NY 12553

40-1-7  
Nichele Starkey  
47 Hudson Dr.  
New Windsor, NY 12553

40-1-10  
Deanne Illenberger  
41 Hudson Dr.  
New Windsor, NY 12553

40-1-15  
Catherine Rice  
33 Birchwood Dr.  
New Windsor, NY 12553

40-1-18  
Josephine Dewingaerde  
39 Birchwood Dr.  
New Windsor, NY 12553

40-1-21  
William & Kelly Thompson  
174 Wilbur Boulevard  
Poughkeepsie, NY 12603

40-1-2  
Sharon & Gus Palentino  
47 Birchwood Dr.  
New Windsor, NY 12553

40-2-2  
Richard Julian  
58 Hudson Dr.  
New Windsor, NY 12553

40-2-7  
Anthony & Patricia D'Angelo  
48 Hudson Dr.  
New Windsor, NY 12553

44-1-12  
Richard & Frances Pavlik  
46 Hudson Dr.  
New Windsor, NY 12553

40-1-23  
John & Kathleen McParland  
49 Birchwood Dr.  
New Windsor, NY 12553

40-2-3  
Michael & Linda Robinson  
56 Hudson Dr.  
New Windsor, NY 12553

44-1-10  
Anthony Fuccello & Elizabeth Rollo  
42 Hudson Dr.  
New Windsor, NY 12553

40-2-6  
Shirley Stelz  
50 Hudson Dr.  
New Windsor, NY 12553

40-2-1  
Lawrence & Mary McGrath  
60 Hudson Dr.  
New Windsor, NY 12553

40-2-4  
Denise Colurciello & Francis Coyle  
54 Hudson Dr.  
New Windsor, NY 12553

44-1-11  
Luis Jimenez  
44 Hudson Dr.  
New Windsor, NY 12553

ZBA # 06-34  
Application fee

Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12553  
(845) 563-4611

**RECEIPT**  
**#457-2006**

06/02/2006

Christoforidis, Dalila M. Or Bobby

Received \$ 50.00 for Zoning Board Fees, on 06/02/2006. Thank you for  
stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

**Deborah Green**  
Town Clerk

ZBA # 06-35  
Application fee

Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12553  
(845) 563-4611

**RECEIPT**  
**#456-2006**

06/02/2006

Chen, Johnny

Received \$ 150.00 for Zoning Board Fees, on 06/02/2006. Thank you for  
stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

**Deborah Green**  
Town Clerk



# Town of New Windsor

555 Union Avenue  
New Windsor, New York 12553  
Telephone: (845) 563-4615  
Fax: (845) 563-4689

## ZONING BOARD OF APPEALS

June 1, 2006

Dalila Christoforidis  
6 Oxford Road  
New Windsor, NY 12553

SUBJECT: REQUEST FOR VARIANCE #06-34

Dear Ms. Christoforidis:

This letter is to inform you that you have been placed on the June 12<sup>th</sup>, 2006 agenda for the Zoning Board of Appeals to discuss your request for a variance at:

52 Hudson Drive  
New Windsor, NY

This meeting starts at 7:30 p.m. and is held in the Town Meeting Room at Town Hall. If you have a problem with this time and/or date, please contact me at the above number and we will reschedule your appearance. If you have any further questions, please feel free to contact me.

Very truly yours,

---

Myra Mason, Secretary  
Zoning Board of Appeals

MLM:mlm

## **TOWN OF NEW WINDSOR**

### **REQUEST FOR NOTIFICATION LIST**

PROJECT NUMBER: ZBA# 06-34 P.B. # \_\_\_\_\_

APPLICANT NAME: **DALILA CHRISTOFORIDIS**

**PERSON TO NOTIFY TO PICK UP LIST:**

**Dalila Christoforidis**  
**6 Oxford Road**  
**New Windsor, NY 12553**

TELEPHONE: 401-6112

TAX MAP NUMBER: SEC. 40 BLOCK 2 LOT 5  
SEC. \_\_\_\_\_ BLOCK \_\_\_\_\_ LOT \_\_\_\_\_  
SEC. \_\_\_\_\_ BLOCK \_\_\_\_\_ LOT \_\_\_\_\_

PROPERTY LOCATION: **52 HUDSON DRIVE**  
**NEW WINDSOR, NY**

**LIST OF PROPERTY OWNERS WITHIN 500 FT. FOR SITE PLANS/SUBDIVISION**  
**(IS NOT PREPARED ON LABELS)**

**THIS LIST IS BEING REQUESTED BY:**

NEW WINDSOR PLANNING BOARD: \_\_\_\_\_

**SITE PLAN OR SUBDIVISION:** (ABUTTING AND ACROSS ANY STREET \_\_\_\_\_)

**SPECIAL PERMIT ONLY: (ANYONE WITHIN 500 FEET)**

**AGRICULTURAL DISTRICT:**  
(ANYONE WITHIN THE AG DISTRICT WHICH IS WITHIN 500'  
OF SITE PLAN OR SUBDIVISION PROJECT)

NEW WINDSOR ZONING BOARD XXX

**LIST WILL CONSIST OF ALL PROPERTY WITHIN 500 FEET OF PROJECT XXX**

A horizontal row of 24 small, solid black diamond shapes, each with a white cross inside, arranged in a single line.

AMOUNT OF DEPOSIT: **25.00** CHECK NUMBER: **588**

TOTAL CHARGES: \_\_\_\_\_





TOWN OF NEW WINDSOR  
ZONING BOARD OF APPEALS



APPLICATION FOR VARIANCE

5 May 06  
Date

Application Type: Use Variance ☐ Area Variance ☒  
Sign Variance ☐ Interpretation ☐

I. Owner Information: Phone Number: (845) 401 6112  
Dalila Christoforidis Fax Number: (845) 523 1971  
(Name)  
6 Oxford Rd. New Windsor, NY 12553  
(Address)

II. Applicant: Phone Number: ( ) SAME AS ABOVE  
Dalila Christoforidis Fax Number: ( )  
(Name)  
6 Oxford Rd, New Windsor, NY 12553  
(Address)

III. Forwarding Address, if any, for return of escrow: Phone Number: ( )  
Fax Number: ( )  
(Name)  
6 Oxford Rd, New Windsor, NY 12553  
(Address)

IV. Contractor/Engineer/Architect/Surveyor/: Phone Number ( )  
Fax Number: ( )  
Bobby Christoforidis  
(Name)  
  
(Address)

V. Property Information:  
Zone: R-4 Property Address in Question: 52 HUDSON DR. NEW WINDSOR, NY 12553  
Lot Size: \_\_\_\_\_ Tax Map Number: Section 40 Block 2 Lot 5  
a. ~~What other zones lie within 500 feet?~~  
b. Is pending sale or lease subject to ZBA approval of this Application? NO  
c. When was property purchased by present owner? 2 MAY 2006  
d. Has property been subdivided previously? NO If so, When: \_\_\_\_\_  
e. Has an Order to Remedy Violation been issued against the property by the  
Building/Zoning/Fire Inspector? NO  
f. Is there any outside storage at the property now or is any proposed? NO

\*\*\*\*PLEASE NOTE:\*\*\*\*

**THIS APPLICATION, IF NOT FINALIZED, EXPIRES ONE YEAR FROM THE DATE OF SUBMITTAL.**

COMPLETE THIS PAGE ☐

**TOWN OF NEW WINDSOR  
ZONING BOARD OF APPEALS**

**APPLICATION FOR VARIANCE - continued**

**VIII. AREA VARIANCE: (This information will be on your Building Department Denial form you receive)**

Area Variance requested from New Windsor Zoning Local Law,

	<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Min. Lot Area			
Min. Lot Width			
Reqd. Front Yd.	45'	33'	12'
Reqd. Side Yd.			
Reqd. Rear Yd.			
Reqd. St Front*			
Max. Bldg. Hgt.			
Min. Floor Area*			
Dev. Coverage*			
Floor Area Ration**			
Parking Area			

\*Residential Districts Only

\*\*Non-Residential Districts Only

**PLEASE NOTE:**

**THIS APPLICATION, IF NOT FINALIZED, EXPIRES ONE YEAR FROM THE DATE OF SUBMITTAL.**

**COMPLETE THIS PAGE ☐**

**TOWN OF NEW WINDSOR  
ZONING BOARD OF APPEALS**

**APPLICATION FOR VARIANCE - continued**

- IX. In making its determination, the ZBA shall take into consideration, among other aspects, the benefit to the applicant if the variance is granted as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. Also, whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance; (2) whether the benefit sought by the applicant can be achieved by some other method feasible for the applicant to pursue other than an area variance; (3) whether the requested area variance is substantial; (4) whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and (5) whether the alleged difficulty was self-created.

After reading the above paragraph, please describe why you believe the ZBA should grant your application for an Area Variance:

The addition of the covered porch will improve the condition of the home and will not disturb the appearance of the surrounding homes. Most of the homes in the neighborhood already have covered porches and the proposed porch is within reasonable dimensions.

**PLEASE NOTE:**

**THIS APPLICATION, IF NOT FINALIZED, EXPIRES ONE YEAR FROM THE DATE OF SUBMITTAL.**

**COMPLETE THIS PAGE ☐**

**XII. ADDITIONAL COMMENTS:**

- (a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of the New Windsor Zoning Local Law is fostered. (Trees, landscaped, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)
- \_\_\_\_\_
- \_\_\_\_\_

**XIII. ATTACHMENTS REQUIRED:**

- ☐ Copy of contract of sale, lease or franchise agreement. Copy of deed and title policy.
- ☐ Copy of site plan or survey (if available) showing the size and location of the lot, buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot in question.
- ☐ Copies of signs with dimensions and location.
- ☐ Three checks: **(each payable to the TOWN OF NEW WINDSOR)**
- ☐ One in the amount of \$ 300.00 or 500.00 (escrow)
- ☐ One in the amount of \$ 50.00 or 150.00 (application fee)
- ☐ One in the amount of \$ 25.00 (Public Hearing List Deposit)
- ☐ Photographs of area that variances is being requested for showing relationship to property lines (5 or 6) from several angles. **(IF SUBMITTING DIGITAL PHOTOS PRINTED FROM COMPUTER - PLEASE SUBMIT FOUR (4) SETS OF THE PHOTOS.)**

**XIV. AFFIDAVIT.**

STATE OF NEW YORK)

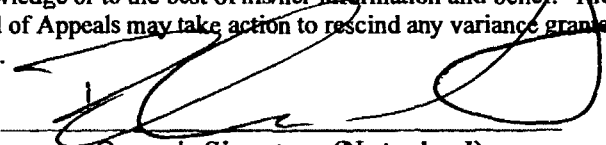
) SS.:

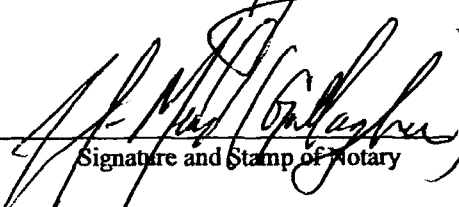
COUNTY OF ORANGE )

The undersigned applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his/her knowledge or to the best of his/her information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance granted if the conditions or situation presented herein are materially changed.

Sworn to before me this:

1<sup>st</sup> day of May 2006

  
Owner's Signature (Notarized)

  
Signature and Stamp of Notary

**JENNIFER MEAD**  
Notary Public, State Of ~~New York~~ New York  
No. 01ME6050024  
Qualified In Orange County  
Commission Expires 10/30/ 2006

\_\_\_\_\_  
Applicant's Signature (If not Owner)

**PLEASE NOTE:**

**THIS APPLICATION, IF NOT FINALIZED, EXPIRES ONE YEAR FROM THE DATE OF SUBMITTAL.**

**COMPLETE THIS PAGE ☐**



# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NY 12553  
(845) 563-4615 (MYRA MASON)



## ZONING BOARD PROCEDURES

PLEASE READ AND COMPLETE THE ATTACHED APPLICATION FORMS WHERE IT APPLIES TO YOUR SITUATION (LOOK FOR HIGHLIGHT IN BOX IN LOWER RIGHT CORNER OF EACH PAGE) AND RETURN TO MYRA MASON (845-563-4615) AT THE ZONING BOARD OFFICE (LOCATED IN THE PLANNING BOARD & ENGINEERING OFFICE IN TOWN HALL) WITH THREE CHECKS MADE PAYABLE TO "THE TOWN OF NEW WINDSOR" AS FOLLOWS:

### **RESIDENTIAL: (Three Separate Checks Please)**

APPLICATION FEE: \$ 50.00  
\*ESCROW: \$300.00  
\*\*DEPOSIT FOR PUBLIC HEARING LIST: \$ 25.00

### **MULTI-FAMILY: (Three Separate Checks Please)**

APPLICATION FEE: \$150.00  
\*ESCROW: \$500.00  
\*\*DEPOSIT FOR PUBLIC HEARING LIST: \$ 25.00

### **COMMERCIAL: (Three Separate Checks Please)**

APPLICATION FEE: \$150.00  
\*ESCROW: \$500.00  
\*\*DEPOSIT FOR PUBLIC HEARING LIST: \$ 25.00

### **INTERPRETATION: (Three Separate Checks Please)**

APPLICATION FEE: \$150.00  
\*ESCROW: \$500.00  
\*\*DEPOSIT FOR PUBLIC HEARING LIST: \$ 25.00

UPON RECEIPT OF ALL APPLICABLE PAPERWORK AND CHECKS, YOU WILL BE SCHEDULED FOR THE NEXT AVAILABLE AGENDA FOR YOUR "PRELIMINARY MEETING". YOU DO NOT NEED YOUR PUBLIC HEARING LIST OR ENVELOPES FOR THIS FIRST MEETING.

\*

### **ESCROW**

IS TO COVER OUTSIDE PROFESSIONAL FEES SUCH AS ZBA ATTORNEY FEE, MINUTES OF YOUR PORTION OF THE MEETING, LEGAL ADS, ETC. THE BALANCE WILL BE RETURNED TO YOU UPON CLOSING FILE.

\*\*\*

LIST OF PROPERTY OWNERS  
WITHIN 500 FT. RADIUS OF  
PROPERTY IN QUESTION:

APPROXIMATE COST FOR  
PUBLIC HEARING LIST:

1-10 NAMES	25.00
11-20 NAMES	35.00
21-30 NAMES	45.00
31-40 NAMES	55.00
41-50 NAMES	65.00
51-60 NAMES	75.00
61-70 NAMES	85.00
71-80 NAMES	95.00
81-90 NAMES	105.00
91-100 NAMES	115.00

ANYTHING OVER 100 NAMES  
IS \$1.00 EA. ADDITIONAL  
NAME

## **PUBLIC HEARING LIST OF PROPERTY OWNERS**

1. UPON RECEIPT OF ALL APPLICABLE CHECKS AND PAPERWORK, YOUR APPLICATION WILL BE PROCESSED AND YOUR \$25.00 DEPOSIT WILL BE SENT TO THE ASSESSOR'S OFFICE TO ORDER YOUR LIST OF PROPERTY OWNERS WITHIN 500 FEET. **(NOTE: YOU DO NOT NEED THIS LIST OR THE ENVELOPES FOR YOUR FIRST (PRELIMINARY) MEETING. Please do not call the Assessor's Office looking for your list - they will contact you when it is ready or if necessary, call Myra at 845-563-4615.**
2. WHEN THE ASSESSOR'S OFFICE NOTIFIES YOU THAT YOUR PUBLIC HEARING LIST IS READY, YOU MUST COME IN AND PAY THE BALANCE DUE FOR THE LIST. (THE LIST WILL BE PREPARED ON LABELS FOR YOUR CONVENIENCE).
3. PREPARE AN ENVELOPE (self-sealing envelopes are much appreciated) FOR EACH LABEL WITH YOUR RETURN ADDRESS AND A REGULAR \$.39 STAMP. **BRING THE PREPARED ENVELOPES AND A COPY OF THE LIST TO THE ZONING BOARD SECRETARY FOR MAILING.** YOUR PUBLIC HEARING DATE WILL BE SCHEDULED AT THIS TIME.

### **NOTE:**

**IF IT IS EASIER FOR YOU, YOU CAN BRING THE ENVELOPES WITH YOU WHEN YOU PICK UP AND PAY FOR YOUR LIST. YOU CAN PUT THE LABELS ON AT THAT TIME AND BRING THEM TO THE ZBA OFFICE FOR COMPLETION.**

### **NOTE:**

**THE ZBA MEETS ON THE 2<sup>ND</sup> AND 4<sup>TH</sup> MONDAY OF EACH MONTH UNLESS A HOLIDAY FALLS ON THAT DATE.**